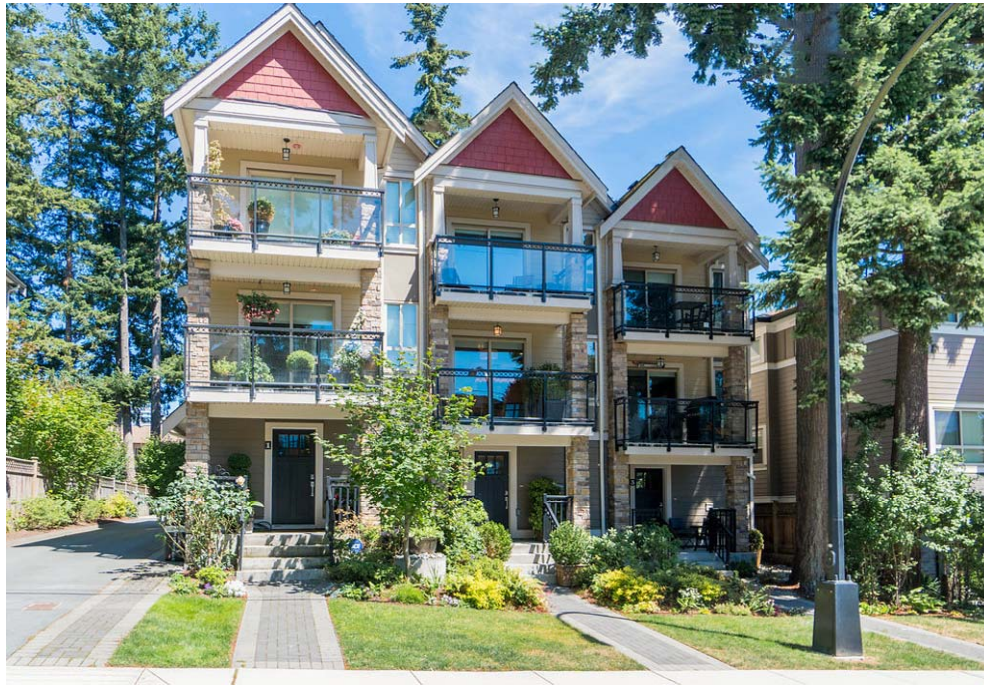












Presented by:
Beebe Cline - PREC

Hugh & McKinnon Realty Ltd.
Phone: 604-830-7458
www.whiterocklifestyles.com
bcline@shaw.ca



Active
R2287690

Board: F
Townhouse

2 1434 EVERALL STREET

South Surrey White Rock
White Rock
V4B 3S8

Residential Attached

\$849,000 (LP)

(SP)



Sold Date:
Meas. Type:
Depth / Size (ft.):
Lot Area (sq.ft.): **0.00**
Flood Plain: **No**
Council Apprv?: **No**
Exposure: **West**
If new, GST/HST inc?:

Frontage (feet):
Frontage (metres):
Bedrooms: **3**
Bathrooms: **3**
Full Baths: **2**
Half Baths: **1**
Maint. Fee: **\$345.63**

Original Price: **\$849,000**
Approx. Year Built: **2012**
Age: **6**
Zoning: **MF**
Gross Taxes: **\$3,505.07**
For Tax Year: **2018**
Tax Inc. Utilities?: **No**
P.I.D.: **028-909-054**
Tour: **Virtual Tour URL**

Mgmt. Co's Name: **Crossroads Management**

Mgmt. Co's Phone: **778-578-4445**

View: **Yes: PEEK A BOO OCEAN WEST**

Complex / Subdiv: **EVERGREEN POINTE**

Services Connected: **Electricity, Natural Gas, Sanitary Sewer, Storm Sewer, Water**

Style of Home: **3 Storey, Inside Unit**

Construction: **Frame - Wood**

Exterior: **Stone, Wood**

Foundation: **Concrete Perimeter**

Rain Screen: **Full**

Renovations:

Water Supply: **City/Municipal**

Fireplace Fuel: **Electric**

Fuel/Heating: **Electric, Forced Air, Natural Gas**

Outdoor Area: **Balcony(s)**

Type of Roof: **Asphalt**

Reno. Year:

R.I. Plumbing:

R.I. Fireplaces:

of Fireplaces: **1**

Total Parking: **2** Covered Parking: **2**

Parking: **Tandem Parking**

Parking Access: **Rear**

Locker: **N**

Dist. to School Bus: **1**

Total Units in Strata: **5**

Dist. to Public Transit: **1**

Units in Development: **5**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **No**

Fixtures Rmvd: **No**

Floor Finish: **Hardwood, Tile, Wall/Wall/Mixed**

Maint Fee Inc: **Management, Snow removal**

Legal: **PL EPS859 LT 2 LD 36 SEC 10 TWP 1. TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V.**

Amenities: **Garden, In Suite Laundry**

Site Influences: **Central Location, Paved Road, Shopping Nearby**

Features: **ClthWsh/Dryr/Frdg/Stve/DW, Disposal - Waste, Drapes/Window Coverings, Garage Door Opener, Smoke Alarm, Sprinkler - Fire,**

Floor	Type	Dimensions	Floor	Type	Dimensions	Floor	Type	Dimensions
Below	Foyer	12'2 x 5'6			x			x
Main	Great Room	14'9 x 13'10			x			x
Main	Dining Room	11'2 x 6'4			x			x
Main	Kitchen	12'3 x 11'2			x			x
Main	Family Room	14'7 x 10'8			x			x
Above	Master Bedroom	11'11 x 11'6			x			x
Above	Walk-In Closet	9' x 3'5			x			x
Above	Bedroom	9'8 x 7'2			x			x
Above	Bedroom	12'2 x 7'1			x			
Above	Laundry	5' x 6'			x			

Finished Floor (Main):	670	# of Rooms: 10	# of Kitchens: 1	# of Levels: 3	Bath	Floor	# of Pieces	Ensuite?	Outbuildings
Finished Floor (Above):	670	Crawl/Bsmt. Height:			1	Above	3	No	Barn:
Finished Floor (Below):	198	Restricted Age:			2	Above	3	Yes	Workshop/Shed:
Finished Floor (Basement):	0	# of Pets: 2	Cats: Yes	Dogs: Yes	3	Main	2	No	Pool:
Finished Floor (Total):	1,538 sq. ft.	# or % of Rentals Allowed:			4				Garage Sz: 36'1x11'1
		Bylaws: Pets Allowed w/Rest., Rentals Allowed			5				Door Height:
Unfinished Floor:	0				6				
Grand Total:	1,538 sq. ft.	Basement: Full, Fully Finished			7				
					8				

Listing Broker(s): **Hugh & McKinnon Realty Ltd.**

Evergreen Pointe townhouse rarely available!Excellent Walk score* Quiet Street entry off Everall. Feels like a house. Located in uptown White Rock, 3 bedrooms on the top floor w/ 2 full bath. Enjoy quartz surfaces, walk in shower in master & balcony. Tub in 2nd bath & laundry up. Main floor offers contemporary luxury w/ West side ambiance. Real Hardwood floors, tasteful Caesar-stone surfaces on kitchen counter-tops, island with waterfall end, custom cabinetry & Bosch appliance. package. 2pc. powder on main. Balcony access off living room accommodates space for outdoor seating & BBQ. Double tandem garage. Schools: Thrift & Semi Secondary w/ IB program. Rentals & pets ok, no age restriction. Quiet location-no traffic & great walk score, easy access to transit. Floor plan & video tour avail.



HUGH & McKINNON
REALTY LTD. EST. 1909

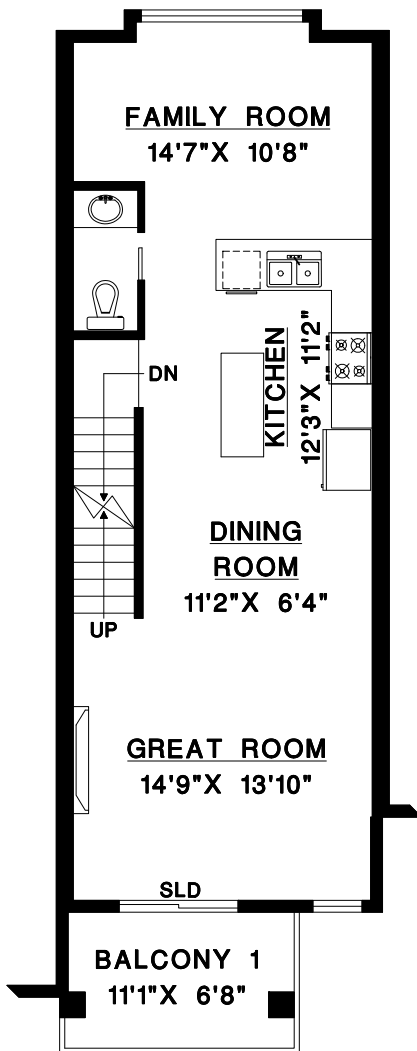
BEEBE CLINE

BUS: 604-531-1909

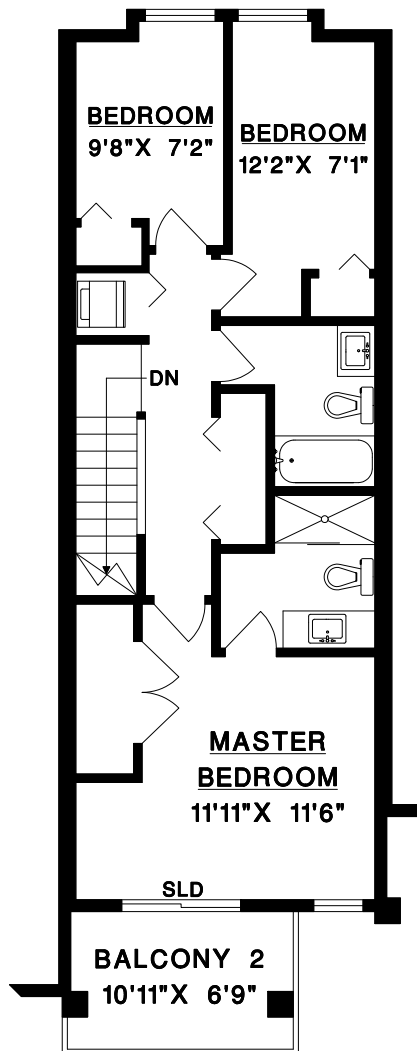
CEL: 604-830-7458

www.whiterocklifestyles.com

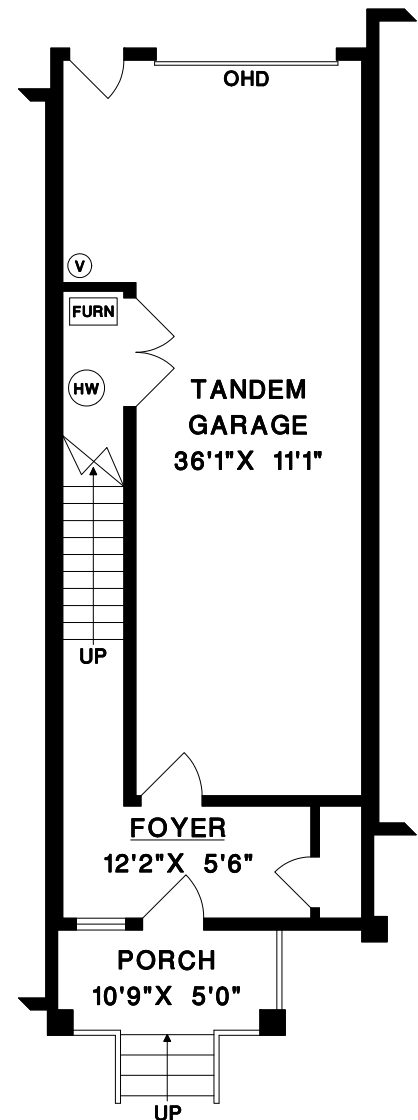
#2 - 1434 EVERALL STREET,
WHITE ROCK B.C.



MAIN FLOOR



UPPER FLOOR



LOWER FLOOR

UPPER FLOOR	670	SQ. FT.
MAIN FLOOR	670	SQ. FT.
LOWER FLOOR	198	SQ. FT.
FINISHED AREA	1538	SQ. FT.

GARAGE	463	SQ. FT.
BALCONY 1	74	SQ. FT.
BALCONY 2	74	SQ. FT.
PORCH	51	SQ. FT.

*Area measurements taken
to center of all walls.



1' 6"
SCALE

DRAWN BY: CN
DATE: JULY 2018
REVISED:

MEASURE MASTERS
SURREY/WHITE ROCK
(604) 539-0285
surrey@measuremasters.ca

Strata Property Act
FORM B
INFORMATION CERTIFICATE
(Section 59)

The Owners, Strata Plan **EPS 859** certify that the information contained in this certificate with respect to **Strata Lot 2, Unit 2**, is correct as of the date of this certificate.

- (a) Monthly strata fees payable by the owner of the strata lot described above = **\$345.63**
- (b) Any amount owing to the strata corporation by the owner of the strata lot described above (other than an amount paid into court, or to the strata corporation in trust under section 114 of the Strata Property Act). **\$0.00**
- (c) Are there any agreements under which the owner of the strata lot described above takes responsibility for expenses relating to alterations to the strata lot, the common property or the common assets?
UNKNOWN.
ALL OWNERS ARE RESPONSIBLE TO REPORT ANY UNIT UPGRADES/ INSTALLATIONS TO POTENTIAL PURCHASERS. PURCHASERS MUST ASK PERMISSION FROM STRATA COUNCIL BEFORE STARTING ANY RENOVATIONS.
- (d) Any amount that the owner of the strata lot described above is obligated to pay in the future for a special levy that has already been approved.
NO **X** **YES** _____
- (e) Any amount by which the expenses of the strata corporation for the current fiscal year are expected to exceed the expenses budgeted for the fiscal year.
NO **X** **YES** _____
- (f) Amount in the contingency reserve fund minus any expenditures which have already been approved but not yet taken from the fund. **\$20,890.33**
- (g) Are there any amendments to the bylaws that are not yet filed in the land title office?
NO **X** **YES** _____
- (h) Are there any resolutions passed by a $\frac{3}{4}$ vote or unanimous vote that are required to be filed in the land title office but that have not yet been filed in the land title office?
NO **X** **YES** _____
- (i) Has notice been given for any resolutions, requiring a $\frac{3}{4}$ vote or unanimous vote or dealing with an amendment to the bylaws, that have not yet been voted on?
NO **X** **YES** _____
- (j) Is the strata corporation party to any court proceeding or arbitration, and/or are there any judgments or orders against the strata corporation?
NO **X** **YES** _____
- (k) Have any notices or work orders been received by the strata corporation that remain outstanding for the strata lot, the common property or the common assets?
NO **X** **YES** _____
- (l) Number of strata lots in the strata plan that are rented **0**

Required Attachments

In addition to attachments mentioned above, section 59(4) of the Strata Property Act requires that copies of the following must be attached to the Information Certificate:

- The rules of the strata corporation; **NONE**
- The current budget of the strata corporation; **ADDED**
- The owner developer's Rental Disclosure Statement under section 139, if any; **UNKNOWN**
- The most recent depreciation report, if any, obtained by the strata corporation under section 94. **NONE**

- (m) Are there any parking stall(s) allocated to the strata lot?
NO X YES _____
(i) if no, complete the following by checking the correct box
___ No parking stall is available
___ No parking stall is allocated to the strata lot but parking stall(s) within common property might be available
(ii) if yes, complete the following by checking the correct box(es) and indicating the parking stall(s) to which the checked box(es) apply.
___ Parking stall(s) number(s) is/are part of the strata lot
___ Parking stall(s) number(s) is/are separate strata lot(s) or parts of a strata lot (strata lot number(s), if known, for each parking stall that is a separate strata lot or part of a separate strata lot)
___ Parking stall(s) number(s) is/are limited common property
___ Parking stall(s) number(s) is/are common property
(iii) For each parking stall allocated to the strata lot that is common property, check the correct box and complete the required information.
___ Parking stall(s) number(s) is/are allocated with strata council approval*
___ Parking stall(s) number(s) is/are allocated with strata council approval and rented at \$.....per month*
___ Parking stall(s) number(s) may have been allocated by owner developer assignment

Details: **TOWNHOME**

(Provide background on the allocation of parking stalls referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.)

***Note: The allocation of a parking stall that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

- (n) Are there any storage locker(s) allocated to the strata lot?
NO X YES _____
(i) If no, complete the following by checking the correct box
X No storage locker is available
___ No storage locker is allocated to the strata lot but storage locker(s) within common property might be available
(ii) If yes, complete the following by checking the correct box(es) and indicating the storage locker(s) to which the checked box(es) apply
___ Storage locker(s) number(s) is/are part of the strata lot
___ Storage locker(s) number(s) is/are separate strata lot(s) or part(s) of a separate strata lot (strata lot numbers(s), if known for each locker that is a separate strata lot or part of a separate strata lot)
___ Storage locker(s) number(s) is/are limited common property
___ Storage locker(s) number(s) is/are common property
(iii) For each storage locker allocated to the strata lot that is common property, check the correct box and complete the required information.
___ Storage locker(s) number(s) is/are allocated with strata council approval*
___ Storage locker(s) number(s) is/are allocated with strata council approval and rented at \$.....per month*
___ Storage locker(s) number(s) may have been allocated by owner developer assignment

Details: **TOWNHOME**

(Provide background on the allocation of storage lockers referred to in whichever of the 3 preceding boxes have been selected and attach any applicable documents in the possession of the strata corporation.)

***Note: The allocation of a storage locker that is common property may be limited as short term exclusive use subject to section 76 of the Strata Property Act, or otherwise, and may therefore be subject to change in the future.**

Date: September 17, 2018



Signature of Strata Manager, Ted Lumsden
CrossRoads Management Ltd

ANNUAL GENERAL MEETING MINUTES
October 31, 2018
Evergreen Pointe – EPS 859

ATTENDANCE:

3 Owners present in person.
2 Owners present by proxy.

(1) CALL TO ORDER

The meeting was called to order at 7:10 p.m. by Ted Lumsden, Strata Manager. The hosts for this meeting were Paul and Pat Smith (unit 3).

(2) CALLING THE ROLL/CERTIFICATION OF PROXIES

The roll was called by Ted in accordance with the requirements of the Strata Property Act. The Act requires that a quorum consisting of one-third of the Owners be present in person or by proxy in order for the meeting to proceed.

(3) ELECTING A CHAIR

Ted Lumsden, Strata Manager with CrossRoads Managements Ltd. chaired the meeting.

(4) PROOF OF NOTICE OF MEETING

It was verified that sufficient notice was given to the owners in accordance with the Strata Property Act.

(5) APPROVAL OF THE MINUTES

It was MOVED/SECONDED to adopt the minutes of the AGM held on February 05, 2018. **CARRIED**

(6) BUSINESS ARISING FROM PREVIOUS AGM

As recently reported by Rob Parker (deck specialist), it was suggested that the owners arrange to have the tile cleaned and sealed and that the black flashing be painted with a colour that blends in with the leaching of the mortar. To this end, the Strata Manager will request a quote from Rob Parker to undertake the required remedial work next spring.

(7) REPORT ON INSURANCE

The Strata Manager discussed the highlights of the insurance coverages (and deductibles) provided by CMW Capri (please refer to the summary of coverages in the attachments). The existing policy expires on January 15, 2019. The Strata Manager agreed to obtain property insurance proposals (3) from certified condo insurance providers in order to select the preferred insurance provider by mid-December 2018. The Strata Manager will request quotes that include 130% replacement cost, 5% buy-down deductible for earthquake insurance and the legal services retainer option. The Strata Manager stressed the importance of having a condo insurance "package" in place that includes contents and liability insurance, coverage for betterments (i.e. upgrades), contents coverage for earthquake damage within the unit. The owners should

also consider having personal insurance for covering the 10% or 5% earthquake deductible that they would be responsible for in case of an earthquake.

(8) RESOLUTION 'A' – DEPRECIATION REPORT

It was MOVED/SECONDED to waive the requirement for a Depreciation Report for the next 18 months as allowed under the Strata Property Act. Please refer to Resolution "A" in the attachments.

Voting results: All owners were in favour of the Motion.

CARRIED

(9) RESOLUTION 'B' – PROPOSED OPEARATING BUDGET FOR Y2018-Y2019

Be it Resolved by a simple Majority Vote to Approve the Proposed Operating Budget and Fee Structure for Fiscal Year 2018 – 2019

Comments:

The Strata Manager reviewed the financial results for the previous fiscal year (9 months) and reported that the strata corporation realized a positive net income (i.e. surplus) of \$3,114. Please refer to the August 2018 balance sheet and budget comparison sheet in the attachments.

The Strata Manager presented the highlights of the proposed operating budget and fee structure for the Y2018-Y2019 fiscal year (September 1st 2018 to August 31st 2019). New line item added to reflect the services provided by an arborist (Bartlett Tree Experts); grounds maintenance will be provided by a new landscaper (Green Team – recommended by Wendy) from March 1st to December 21st 2019; gutter modifications provided by Precision Gutters and will be funded from last year's surplus; dryer vent cleaning will be performed by a small local contractor that can thoroughly clean the pipes and vents in both directions. With minor changes to the proposed budget, there will be no strata fee increase for the Y2018/Y2019 fiscal year.

It was MOVED/SECONDED to approve the Operating Budget and Fee Structure for Y2018/Y2019.

Voting results: All owners were in favour of the Motion.

CARRIED

Please refer to the approved budget and fee structure in the attachments.

(10) GENERAL DISCUSSION

Discussion ensued regarding the replacement of the downspouts with larger diameter downspouts, new configuration of downspouts that extend directly to the ground and the removal of the small foot-long gutters that serve no useful purpose. The Strata Manager will invite Precision Gutters to re-visit the site to better accommodate the owners' drainage requirements

The Strata Manager will provide council with a large bag of "Ice-Melt".

(11) ELECTION OF COUNCIL

Following is the assignment of the owners elected to Council:

President – Wendy Merrell

Vice- President – Paul Smith

Treasurer – Dorothy Bower

At-Large – Sandra Pearce & Donna Hutton

(12) TERMINATION OF MEETING

There being no further business, the meeting was terminated at 8.40 p.m. The next owners' meeting is planned for Wednesday, January 9th 2019 at 4:30 pm (TBC)

Ted Lumsden
Senior Strata Manager
CrossRoads Management Ltd.

Attachments

Insured	The Owners of Strata Plan EPS859, Evergreen Point		
	Crossroads Management Ltd., Attn: Hans Arends		
Policy Period	From: January 15, 2018	To: January 15, 2019	Effective March 15, 2018
Location(s)	1434 Everall Street, White Rock, BC V4B 3S8		

Description of Coverages	Limits of Liability	Deductibles
Property of Every Description – Per Occurrence, Form CMWM-JANUARY-01-2017, Appraisal: Mar 5, 2018, Year of Cycle: 1	\$ 1,900,000.	See Below
Business Interruption	Not Covered	
Earthquake – Annual Aggregate – Extended Replacement Cost Applies	\$ 1,900,000.	
Flood – Annual Aggregate – Extended Replacement Cost Applies	\$ 1,900,000.	
Blanket Glass	Included	
Equipment Breakdown - By-laws Included	\$ 1,900,000.	\$500.
Business Interruption (Time Element)	Not Covered	
\$1,000,000 Debris Removal, \$100,000 Ammonia Contamination, \$100,000 Contamination Expense (Annual), \$100,000 Expediting Expense, \$100,000. Extra Expense, \$250,000 Water Damage, \$50,000 Service Interruption	Included	
General Liability – Bodily Injury, Personal Injury and Property Damage Liability – Each Accident or Occurrence	\$ 10,000,000.	*\$1,000.
Products and Completed Operations – Aggregate Limit	\$ 10,000,000.	
Non-Owned Automobile	\$ 10,000,000.	
Advertising Injury Liability	\$ 10,000,000.	
Medical Payments – Each Person	\$ 10,000.	
Tenants' Legal Liability – Any One Accident	\$ 250,000.	\$1,000.
Voluntary Compensation Extension – Strata Volunteers Coverage (Weekly Indemnity of 2/3 of Employee's Weekly Wage, but not exceeding \$500/week & set at \$500/week for Volunteer Workers)	\$ 50,000.	
Strata Corporation Directors & Officers Liability – Annual Aggregate – Claims Made; Defense Costs Outside limit of liability - No limitation	\$ 5,000,000.	Nil
Professional Liability Extension for Property Manager per Wrongful Act – Annual Aggregate – Claims Made	Included	Nil
Discrimination Defense Costs	Included	
Employment Practices Liability	Included	
Broad Form Money & Securities - Loss Inside & Outside Premises, Depositors Forgery	Not Covered	
Employee Dishonesty, Coverage – Form A	Not Covered	
Pollution Liability – Each Pollution Event, Including Bodily Injury or Property Damage and Clean-up Costs	\$ 1,000,000.	\$10,000.
Aggregate (Master) Policy Limit	\$ 5,000,000.	
Terrorism and Sabotage Coverage	Not Covered	\$2,500
Volunteer Accident Coverage	Not Covered	7 Day Waiting Period
Intellect Privacy & Data Breach		Nil.
Liability	\$ 50,000.	
Expense	\$ 10,000.	

Deductibles – Property

- | | |
|---|---|
| <ul style="list-style-type: none"> All Losses \$1,000 except: ▪ Water Damage \$5,000 ▪ Sewer Back-up \$5,000 ▪ Flood \$10,000 | <ul style="list-style-type: none"> ▪ Earthquake 10%, minimum \$100,000 ▪ Residential Glass Breakage \$100 ▪ Master Key Coverage \$250 ▪ Lock and Key Coverage \$250 |
|---|---|

Conditions – Property

- All Risks of direct physical loss or damage to property described at Location(s) of Risk shown above.
- Basis of Loss Settlement – Replacement Cost including by-laws.
- Co-insurance Basis – Stated Amount.
- Extended Replacement Cost –30% Subject to an appraisal being filed with the insurers and dated within 12 months prior to the effective date of the policy.
- Any Property additions, renovations or installation work will be subject to a limit of 15% of the insured value, with a maximum of \$1,000,000.

Conditions – General Liability

- Property Manager is an Additional Named Insured for their management of the Strata Plan.
- *\$1,000. Bodily Injury Deductible shall be waived on the first bodily injury loss/claim if there is no prior bodily injury loss within 5 years from the effective date of the coverage term

E&OE

This document does not form part of the policy. For more specific details, please refer to the actual policy wordings.

RESOLUTION "A" Depreciation Report

Be it Resolved by the owners of Strata Plan EPS 859 in compliance with the Strata Property Act (the Act) Section 94 subsection 3(a) waive the requirement of a deprecation report for the next 18 months as allowed under the Act.

Depreciation report

94 (3) *A strata corporation need not comply with the requirement under subsection (2) to obtain a depreciation report on or before a certain date if:*

(a) the strata corporation, by a resolution passed by a 3/4 vote at an annual or special general meeting within the prescribed period, waives that requirement

NOTE: Resolution "A" approved by the owners at the Annual General Meeting held on October 31, 2018

EVERGREEN POINTE - EPS 859
APPROVED OPERATING BUDGET
SEPTEMBER 1, 2018 TO August 31, 2019

	PREVIOUS BUDGET 2017 - 2018	ACTUAL 2017 - 2018	APPROVED BUDGET 2018 - 2019	BUDGET NOTES			
INCOME:							
Owners' Contributions	18,207	18,207	24,276	no fee increase			
Interest Income	50	94	100				
Prior Years Surplus (- Deficit)			-				
TOTAL INCOME	18,257	18,301	24,376				
OPERATING EXPENSES:							
LANDSCAPING							
Grounds Maintenance	1,150	1,143	1,650				
Grounds Improvements			2,000				
Snow Removal		-	-				
TOTAL LANDSCAPING	1,150	1,143	3,650				
BUILDINGS EXPENSES							
Repairs and Maintenance	582	3,402	1,500				
Dryer Vent	131	-	300				
Fire System Service	650	792	900				
Fire System Monitoring	760	567	760				
Gutter Cleaning	1,000	2,476	1,500				
Window Cleaning	675	548	750				
TOTAL BUILDINGS	3,798	981	5,710				
UTILITIES EXPENSES							
Electricity	450	368	500				
Water and Sewer	800	715	900				
Telecommunications	649	722	970				
TOTAL UTILITIES	1,899	1,805	2,370				
ADMINISTRATION EXPENSES							
Office Expense	110	139	200				
Insurance Premium	3,450	3,357	4,076				
Professional Fees (Appraisal)	850	840	-				
Management Fees	3,735	3,733	5,000				
Bank Charges	90	90	120				
Miscellaneous	75	-	100				
Financial Review	100	99	150				
TOTAL ADMINISTRATION	8,410	8,258	9,646				
OPERATING EXPENSES	15,257	12,187	21,376				
Contingency Contributions	3,000	3,000	3,000				
TOTAL EXPENSES	18,257	15,187	24,376				
					PROPOSED STRATA FEES		
Surplus/Deficit		3,114	-	See Note 1	S/L	U/E	STRATA FEES
		Surplus			1	152	\$ 367.38
					2	143	\$ 345.63
					3	140	\$ 338.38
Note 1: Transfer to gutter modifications					4	201	\$ 485.81
					5	201	\$ 485.81
						837	\$ 2,023.00
						12 X	\$ 24,276.00
ERL/31Oct2018							

Balance Sheet (Accrual)
STRATA EPS 859 - 08 - (eps859)
August 2018

Page 1
9/19/2018
10:31 AM

AS OF THE 12TH MONTH ENDING August 31, 2018

ASSETS	
1013-0000 Bank Shares	5.00
1020-0000 Bank - Westminster - Chequing	3,656.16
1025-0000 Bank - Westminster - Contingency	22,341.58
1200-0000 Prepaid Insurance	1,435.00
TOTAL ASSETS	<u><u>27,437.74</u></u>
LIABILITIES	
2010-0000 Accounts Payable	846.29
TOTAL LIABILITIES	<u>846.29</u>
OWNERS' EQUITY	
RESERVES	
3300-0000 Contingency Fund	22,341.58
TOTAL RESERVES	<u>22,341.58</u>
3500-0000 Net Income - Prior Years	1,135.88
3510-0000 Net Income - Current Year	3,113.99
TOTAL OWNERS' EQUITY	<u><u>26,591.45</u></u>
TOTAL LIABILITIES AND EQUITY	<u><u>27,437.74</u></u>

Date: 09/19/18
Accountant:
Property Manager:

AS OF THE 12TH MONTH ENDING August 31, 2018

	2020	2019	2018	2017	2016	2015	2014	2013	2012
INCOME									
4010-0000 Strata Fees	2,023.01	2,023.00	0.01	0.00	18,207.09	18,207.00	0.09	0.00	18,207.00
4016-0000 Bank Interest Income	11.55	5.52	6.03	109.24	93.59	50.00	43.59	87.18	50.00
TOTAL	2,034.56	2,028.52	6.04	0.30	18,300.68	18,257.00	43.68	0.24	18,257.00
TOTAL INCOME	2,034.56	2,028.52	6.04	0.30	18,300.68	18,257.00	43.68	0.24	18,257.00
COMMON EXPENSES									
LANDSCAPING & GROUNDS									
6415-0000 Landscape Contract	210.00	127.76	-82.24	-64.37	1,143.19	1,150.00	6.81	0.59	1,150.00
TOTAL LANDS. & GROUNDS	210.00	127.76	-82.24	-64.37	1,143.19	1,150.00	6.81	0.59	1,150.00
REPAIR & MAINTENANCE- GENER									
6510-0000 Repair & Maintenance	0.00	64.64	64.64	100.00	-3,401.98	582.00	3,983.98	684.53	582.00
6510-4005 Dryer Vent Cleaning	0.00	14.61	14.61	100.00	0.00	131.25	131.25	100.00	131.25
6521-0000 Fire System Service	615.42	72.24	-543.18	-751.9	792.10	650.00	-142.10	-21.86	650.00
6521-0525 Fire System Monitoring	63.00	84.48	21.48	25.43	567.00	760.00	193.00	25.39	760.00
6527-0000 Gutter Cleaning	1,572.90	111.12	-1,461.78	-1,315	2,475.90	1,000.00	-1,475.90	-147.5	1,000.00
6563-0000 Window Cleaning	548.10	75.00	-473.10	-630.8	548.10	675.00	126.90	18.80	675.00
TOTAL REPAIR & MAINT.	2,799.42	422.09	-2,377.33	-563.2	981.12	3,798.25	2,817.13	74.17	3,798.25
UTILITIES									
6576-0000 Electricity - Common	0.00	50.00	50.00	100.00	368.36	450.00	81.64	18.14	450.00
6578-0000 Water & Sewer	0.00	88.88	88.88	100.00	714.81	800.00	85.19	10.65	800.00
6595-0005 Telecommunications	80.74	72.11	-8.63	-11.97	721.62	648.75	-72.87	-11.23	648.75
TOTAL UTILITIES	80.74	210.99	130.25	61.73	1,804.79	1,898.75	93.96	4.95	1,898.75
SALARIES & BENEFITS									
ADMINISTRATION									
6984-0000 Postage and Printing	20.87	12.24	-8.63	-70.51	139.17	110.00	-29.17	-26.52	110.00
6990-0000 Insurance Premiums	358.75	383.36	24.61	6.42	3,357.00	3,450.00	93.00	2.70	3,450.00
6993-0000 Professional Fees	0.00	94.48	94.48	100.00	840.00	850.00	10.00	1.18	850.00
7000-0000 Management Fees	414.75	415.00	0.25	0.06	3,732.75	3,735.00	2.25	0.06	3,735.00
7025-0000 Bank Charges	10.00	10.00	0.00	0.00	90.00	90.00	0.00	0.00	90.00
7050-0000 Miscellaneous	0.00	8.36	8.36	100.00	0.00	75.00	75.00	100.00	75.00
7051-0000 Statutory Financial Review	0.00	11.12	11.12	100.00	98.70	100.00	1.30	1.30	100.00
7051-0500 Contingency Transfer	333.33	333.36	0.03	0.01	2,999.97	3,000.00	0.03	0.00	3,000.00
TOTAL ADMINISTRATION EXPENSE	1,137.70	1,267.92	130.22	10.27	11,257.59	11,410.00	152.41	1.34	11,410.00
TOTAL COMMON EXPENSES	4,227.86	2,028.76	-2,199.10	-108.4	15,186.69	18,257.00	3,070.31	16.82	18,257.00
TOTAL EXPENSES	4,227.86	2,028.76	-2,199.10	-108.4	15,186.69				

STRATA PLAN OF LOT 3
SECTION 10 TOWNSHIP 1
NEW WESTMINSTER DISTRICT PLAN 10172
B.C.G.S 92G.006
INTEGRATED SURVEY AREA NO. 42
(CITY OF WHITE ROCK) NAD83 (CSRS)

- LEGEND**
- THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY COMBINED FACTOR, 0.9995910
- GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN CONTROL MONUMENTS 89H5101 AND 88H3859.
- THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE SET ALONG THE PRODUCTION OF THE PROPERTY BOUNDARY UNLESS OTHERWISE NOTED.
- FOUND**
- DENOTES IRON POST
 - ⊙ DENOTES CONTROL MONUMENT
 - WT DENOTES WITNESS
 - S.L. DENOTES STRATA LOT
 - L.C.P. DENOTES LIMITED COMMON PROPERTY
 - C.P. DENOTES COMMON PROPERTY
 - P.T. S.L. DENOTES PART OF STRATA LOT
 - m² DENOTES SQUARE METRES
 - ⊕ DENOTES BALCONY TYPICALLY LIMITED COMMON PROPERTY FOR ADJACENT STRATA LOT
 - ⊙ DENOTES PATIO TYPICALLY LIMITED COMMON PROPERTY FOR ADJACENT STRATA LOT
 - Y DENOTES YARD
 - A DENOTES AREA
 - TA DENOTES TOTAL AREA

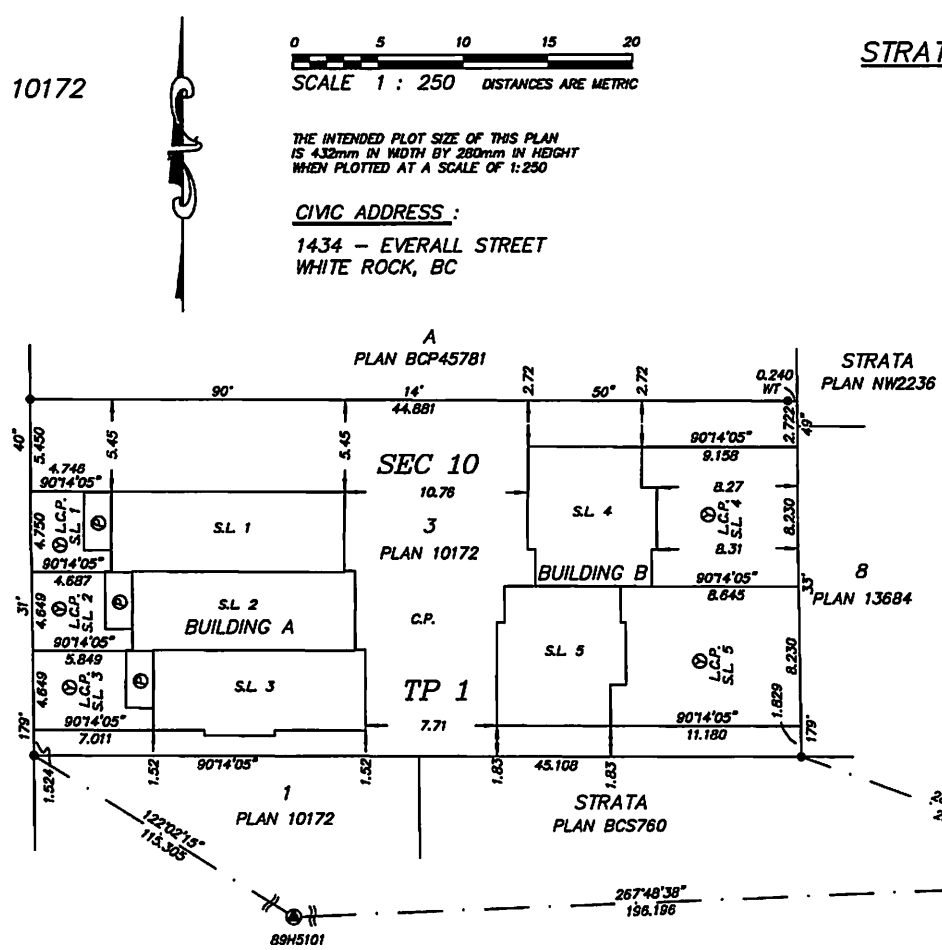
All angles are 90 or 45 unless otherwise noted.

THE BUILDINGS IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 4th DAY OF MAY, 2012.

LAKEHOT S. GREWAL, B.C.L.S.



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

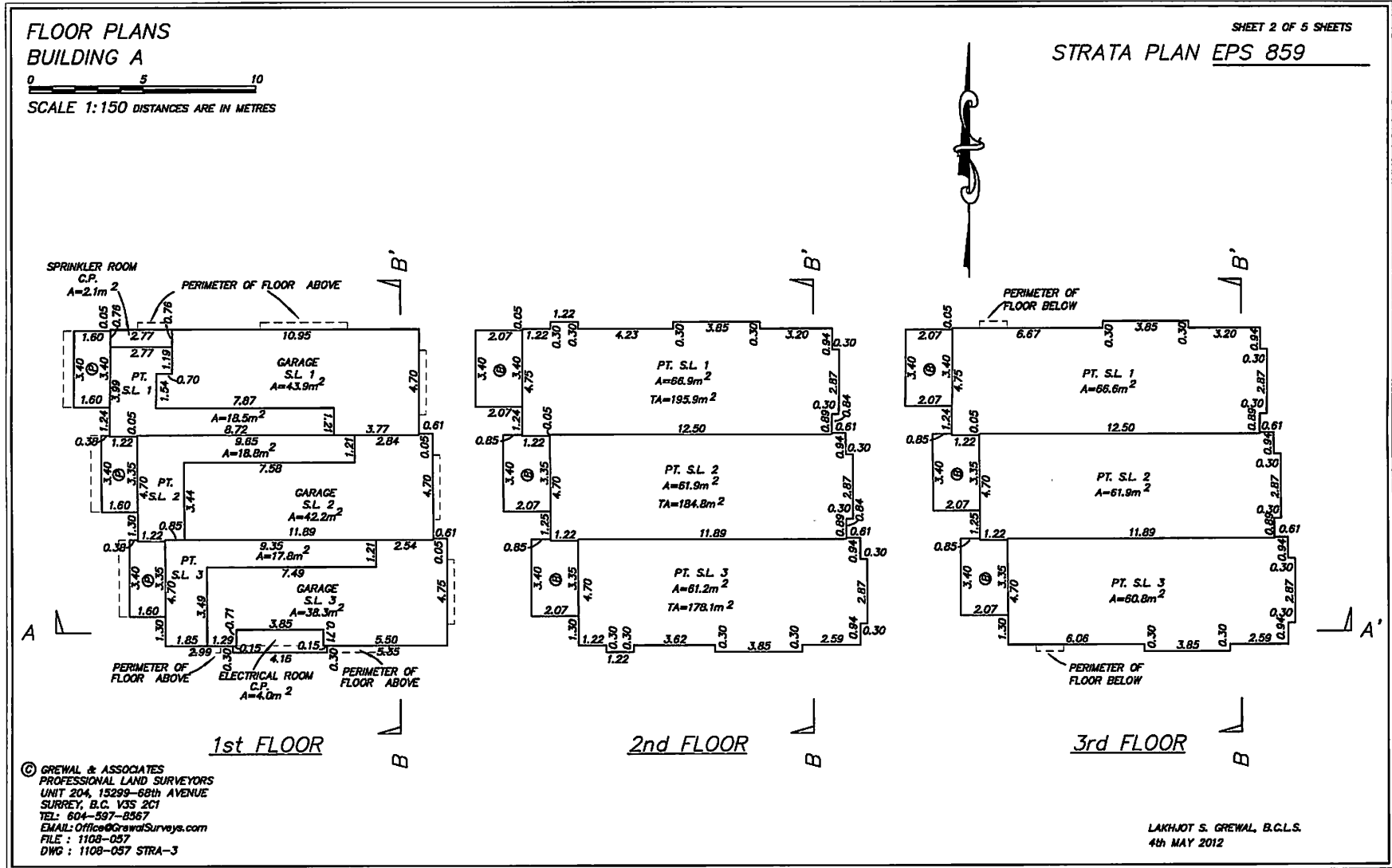
SHEET 1 OF 5 SHEETS

STRATA PLAN EPS 859

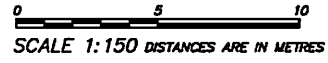
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 280mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

CIVIC ADDRESS :
1434 - EVERALL STREET
WHITE ROCK, BC

© GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15289-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1108-057
DWG : 1108-057 STR-1



SECTIONS



SHEET 4 OF 5 SHEETS

STRATA PLAN EPS 859

PT. S.L. 3	PT. S.L. 2	PT. S.L. 1
PT. S.L. 3	PT. S.L. 2	PT. S.L. 1
PT. S.L. 3	PT. S.L. 2	PT. S.L. 1

3RD FLOOR

2ND FLOOR

MAIN FLOOR

SECTION B-B'

PT. S.L. 3		
PT. S.L. 3		
PT. S.L. 3	ELECTRICAL ROOM C.P.	GARAGE PT. S.L. 3

3RD FLOOR

2ND FLOOR

MAIN FLOOR

GARAGE PT. S.L. 3

SECTION A-A'

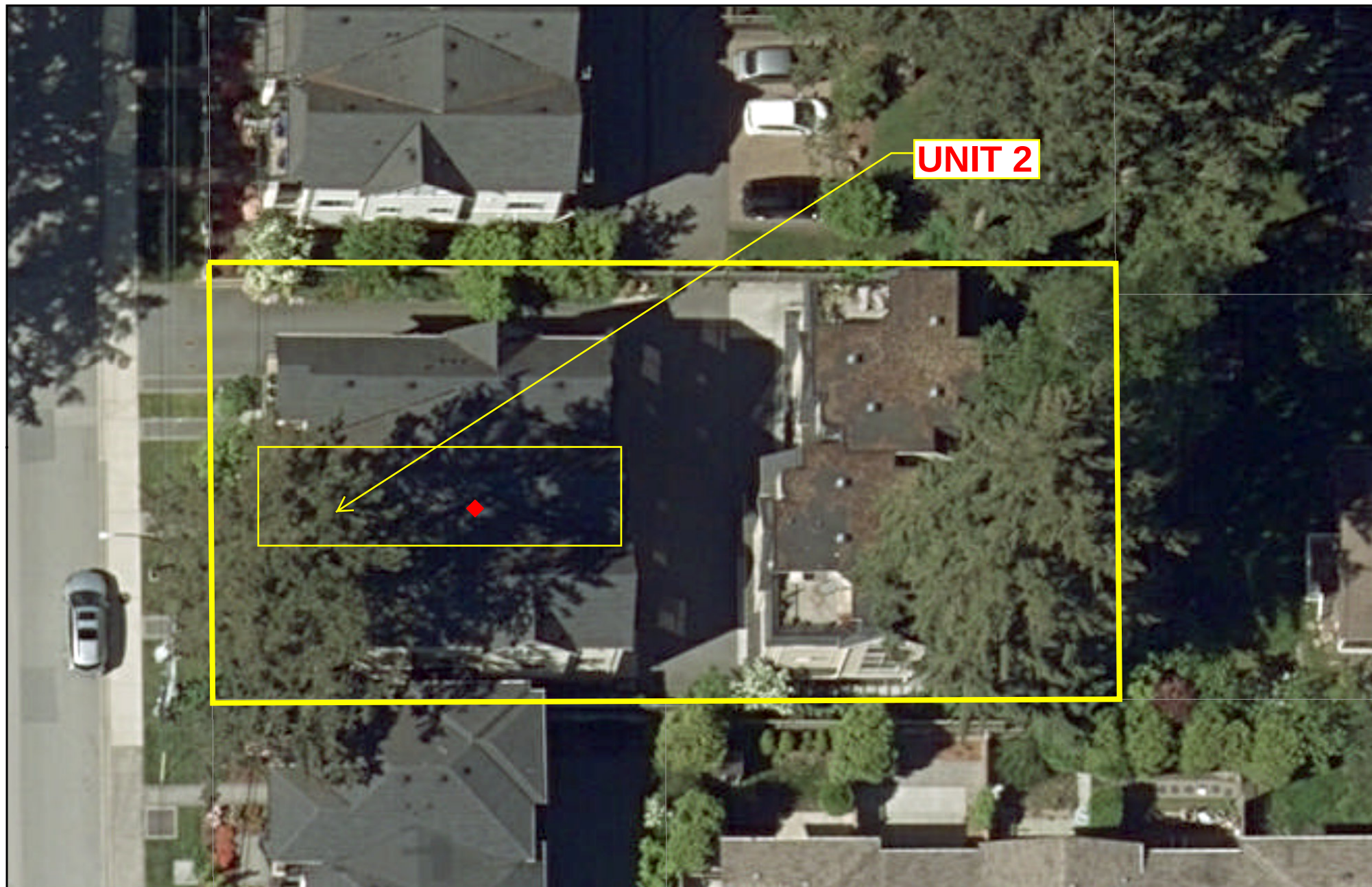
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TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1108-057
DWG : 1108-057 STRA-5

LAKHJOT S. GREWAL, B.C.L.S.
4th MAY 2012



W R O M S

City of White Rock Mapping Online System



2 1434 Everall Street

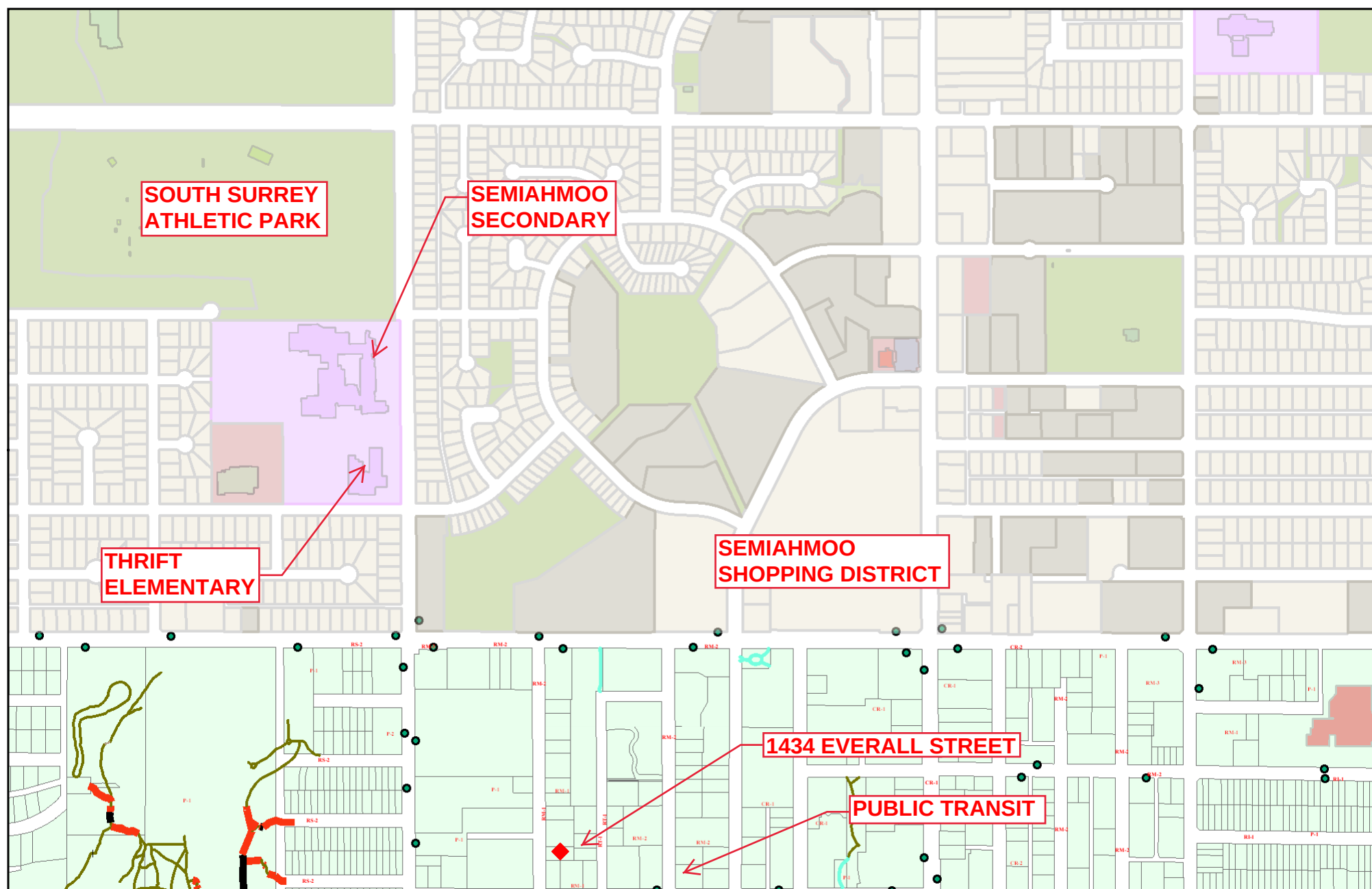
The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:250



Map created on: 2018-07-10





1434 Everall Street

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca

Scale: 1:8,000



Map created on: 2018-06-24

North Bluff Rd./ 16th Ave.



Legend

- City Limits
- Walkways
- Heritage Marker
- Parks
- Streets
- Trails

★ map is not to scale

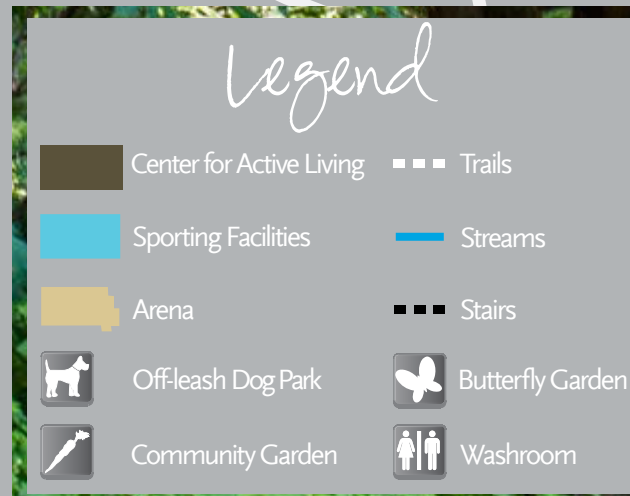
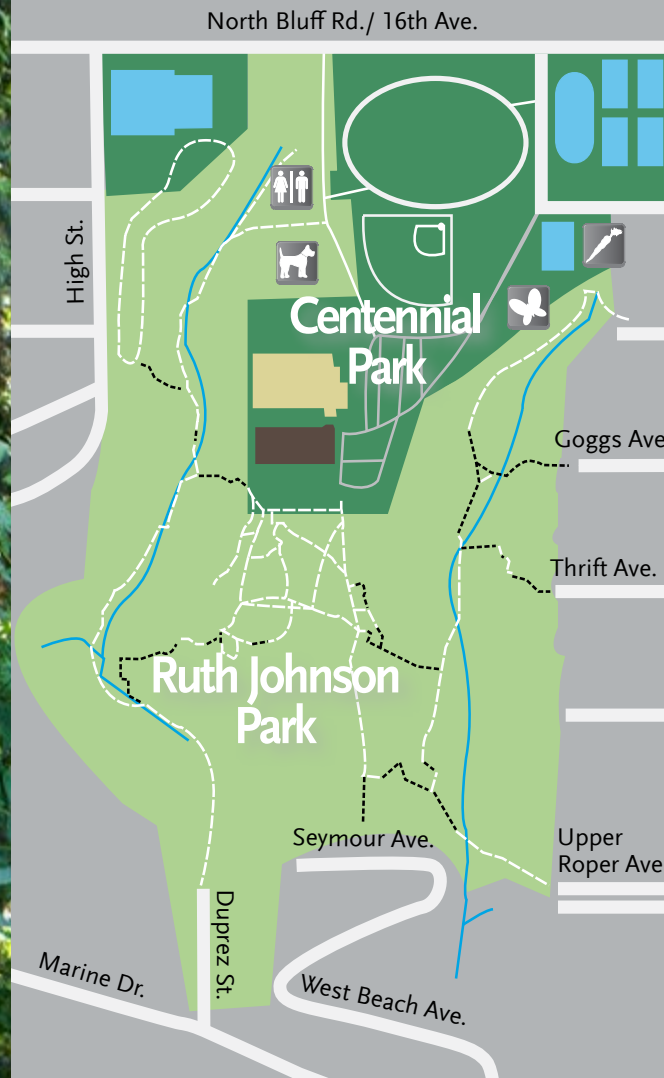


WHITE ROCK
Our City by the Sea!

City Parks

All parks are open from dawn to dusk

- 1 **Barge Park**
13689 Malabar Avenue
- 2 **Bayview Park**
14586 Marine Drive
- 3 **Bryant Park**
15150 Russell Avenue
- 4 **Centennial/Ruth Johnson Park**
14600 North Bluff Road
- 5 **Coldicutt Park**
14064 Marine Drive
- 6 **Davey Park**
1131 Finlay Street
- 7 **Dr. R.J. Allan Hogg Rotary Park**
15479 Buena Vista Avenue
- 8 **Emerson Park**
15707/15725 Columbia Avenue
- 9 **Gage Park**
15100 Columbia Avenue
- 10 **Goggs Park**
15497 Goggs Avenue
- 11 **Hodgson Park**
15050 North Bluff Road
- 12 **Maccaud Park**
1475 Kent Street
- 13 **Memorial Park**
15300 Block Marine Drive
- 14 **Stager Park**
15200 Columbia Avenue
- 15 **Totem Park**
15400 Block Marine Drive



City of White Rock Map

PARKS AND TRAILS

WHITE ROCK
City by the Sea!

WHITE ROCK BEACHES

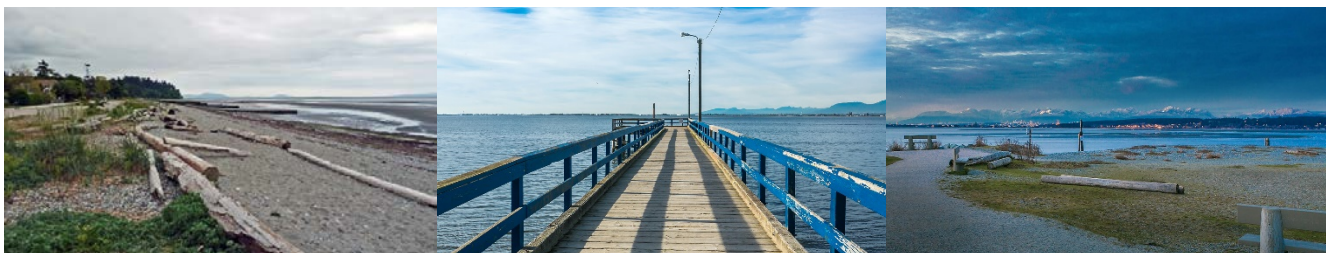
White Rock Beach is located just two miles north of the US border and only 35 minutes south of the City of Vancouver, BC. White Rock is known for its sandy beaches, stunning sunsets and fair weather. The 1,500 ft. long White Rock pier is a favorite destination spot for tourists and residents, and the 2.5km long beach promenade promises strollers a refreshing walk and connects west beach and east beach at the ocean's side. West Beach is the hip and trendy Laguna Beach of the lower mainland, with ocean view bistros, fine restaurants, live music waterfront musicians, artists and fabulous shopping that extend along Marine Drive.



East Beach is the closest White Rock Beach to the US border with both the Semiahmoo Park and Reserve as its neighbors. East Beach is the quieter side of White Rock and has a familial ambiance that appeals to the young and old alike. You may enjoy fish & chips on the beach, visit Marine Drive shops and galleries or dine in at one of many White Rock restaurants.



Crescent Beach in nearby South Surrey, is located at the end of Crescent Road near the northern end of Semiahmoo Bay and the mouth of the Nicomekl River'. This beach has a more rustic, natural feel with a graveled seaside promenade, quaint ocean side homes, and a variety of bistros that will please most every palate. **Crescent Rock Naturist Beach** is just South of Crescent Beach. You walk past the 101 steps metal staircase (West end of 24th Ave) until you get to the Crescent Rock Boulder. It's like the White Rock, but a little smaller, only 120 tonnes! Just past this point and for the next 200m is Crescent Rock Naturist Beach.



SOUTH SURREY/WHITE ROCK SCHOOL RANKINGS 2016/2017

	Elementary Schools	Public/Private	2016/17 Ranking	Ranking in the Most Recent 5 Yrs.	Overall Rating
1	Semiahmoo Trail Elementary	Public	193/946	101/811	7.9/10
2	Morgan Elementary	Public	229/946	106/811	7.8/10
3	Chantrell Park Elementary	Public	193/946	106/811	7.8/10
4	Rosemary Heights Elementary	Public	256/946	117/811	7.7/10
5	Bayridge Elementary	Public	132/946	117/811	7.7/10
6	Crescent Park Elementary	Public	240/946	161/811	7.3/10
7	Ocean Cliff Elementary	Public	215/946	187/811	7.1/10
8	Laronde Elementary	Public	271/946	187/811	7.1/10
9	Ray Shepherd Elementary	Public	315/946	265/811	6.7/10
10	South Meridian Elementary	Public	361/946	319/811	6.4/10
11	Peace Arch Elementary	Public	640/946	319/811	6.4/10
12	Sunnyside Elementary	Public	382/946	342/811	6.3/10
13	White Rock Elementary	Public	663/946	360/811	6.2/10
14	H.T. Thrift Elementary	Public	538/946	428/811	5.9/10
15	Pacific Heights Elementary	Public	432/946	456/811	5.8/10
16	Jessie Lee Elementary	Public	335/946	471/811	5.7/10
	Private Schools		2016/17 Ranking		
1	Southridge	Private	1/946	1/811	10.0/10
2	Star of the Sea	Private	44/946	24/811	9.4/10
3	White Rock Christian	Private	64/946	161/811	7.3/10
	Secondary Schools		2016/17 Ranking		
1	Elgin Park Secondary	Public	57/253	42/246	7.4/10
2	Semiahmoo Secondary	Public	37/253	34/246	6.9/10
3	Earl Marriott Secondary	Public	52/253	87/246	6.6/10

VALID PAY PARKING DECAL AREAS:

- City's Pay Parking Areas only for up to four (4) hours per day.
 - Marine Drive/Waterfront and Centennial Park pay parking in lots and on street.
 - Hospital pay parking on street.

RESTRICTED AREAS:

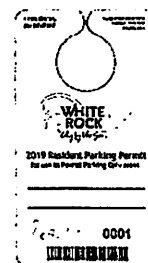
- Not entitled to park on streets posted as **Permit Parking Only**.
- Not valid in the Peace Arch Hospital's private parking lots.
- Not valid in the City of Surrey's pay parking stalls on the south side of Marine Drive between Finlay St & Stayte Rd
- Not valid at the **Limited Time Parking** meters at the Arena, posted as ½ hr short term.
- Not valid in any **Private Pay Parking Lots** located throughout the City.

NOTE:

- **THE DECAL EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Decal before December 31. The next year's Decals are available for sale starting in November every year.
- Relocating your vehicle to another location does not entitle you to additional free use (maximum 4 hrs per day).
- If you change vehicles and keep the same licence plates, the decal may be transferred to the new vehicle. If you change licence plates you **MUST** register your new plates to match the decal in the Finance Department at City Hall

THE DECAL MUST:

- Be **Permanently Affixed** on the lower inside, bottom left of your windshield (**driver's side**).
- Decals are non-refundable and are not to be tampered with, i.e. trimmed.



VALID AREAS:

- City's Resident Permit Parking Areas only.

TERMS & CONDITIONS:

- Hang Permit on rear view mirror, address side facing out, to avoid being ticketed.
- Permit only valid on the block printed on front of the Permit and the next adjacent block.
- Vehicle not displaying permit will be ticketed or possibly towed at owner's expense.
- Permit may not be duplicated in any manner.
- Not valid in Pay Parking or Time Limited Parking areas.

NOTE:

- **THE PERMIT EXPIRES ANNUALLY ON DECEMBER 31.** Please purchase your next year's Permit before December 31. The next year's Permits are available for sale starting in November every year.
- Temporary one-day permits for special events can be acquired from the Finance Department at City Hall.

LOST PERMITS:

- Each year, up to four replacement permits can be purchased from the Finance Department at City hall.
- You will be required to inform the Finance Department of which serial numbers you have remaining in your possession before a replacement permit can be purchased (this is to ensure that the lost permit serial number can be recorded).
- Serial numbers of lost permits will be recorded and any vehicle found displaying the lost permit will be ticketed.